



Pine Mountain Club  
Property Owners Association, Inc.

## Emergency Preparedness Radio Safety Net

Neighbors Helping Neighbors

**NEXT MEETING**  
*Saturday, March 23, 2pm*  
*Pavilion Rm.*  
**Come Join Us!**

The PMC community has always pulled together to assist one another in times of emergency.

To improve our Emergency Preparedness Committee's efforts, PMCPOA is starting a **Radio Safety Net (RSN)**. This will link volunteers across PMC, who monitor situations in their own neighborhoods and exchange critical information with fellow RSN members, Patrol, and local agencies. When other communication lines are down, this system is a vital lifeline.

**We are recruiting volunteers throughout PMC right now!** We will teach you everything you need to know about obtaining, setting up, and using specified radios [FRS and GMRS] to help keep our community connected.

To learn more or sign up for the PMC RSN call 661-241-3754, click or scan the QR code:



## Help Restock Fern's Lake!

PMC high school student Tyler Raisbeck is dedicating his time and energy to restocking fish to Fern's Lake and needs our help getting to his \$3200 goal.

To that end, the PMCPOA will host a lunch fundraiser, Saturday, April 6th, from 1-3pm at the clubhouse.

The Association has also agreed to match the money raised by Tyler, dollar for dollar up to \$3000!

If you can't make the fundraiser, please consider making a donation to Tyler's "GoFundMe" account.

Join Tyler in bringing Fern's Lake back to life.



[Donate Now](#)

**MORE INFORMATION COMING SOON**

# the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

2524 Beechwood Way . PO Box P  
Pine Mountain Club . California . 93222  
www.pinemountainclub.net  
661.242.3788 . 661.242.1471 (fax)

**PMCPOA's budgeting process for 2024 has begun. The Draft Budget Open Board Meeting will take place on March 9 at 8am in the Condor Room. To view the first draft budget, see page 4.**



# the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

VOLUME 46 . NUMBER 3 . MARCH 2024

Check out PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net)

## Our World of Nature

### Transition – Winter to Spring

Lynn Stafford with Liz & Bill Buchroeder

Here in the Pine Mountain Club Community, we humans are coming out of winter into spring. Our behaviors begin to change. We wear different clothes. We may spend more time outside. We worry less about black ice on Mil Potrero Highway. Our bodies even adjust to the light period and temperature changes.



**Fig. 1: This Pinyon Pine bough holds hidden treasures for the Chickadee (MAR).**

How about the wild animals around us? What are they up to? It turns out that animals have a wide variety of ways to adapt to the seasonal shift. In this article, we will look at a few local animals that illustrate a variety of responses.

The Mountain Chickadee has fared well in the cold winter because it eats insects and other invertebrates that have rested in a dormant state hidden in tree foliage. The acrobatic moves of the chickadee find these morsels (Fig. 1). Now that nesting season is approaching, it must find and claim small tree holes, usually woodpecker burrows, before someone else does. It is important for us humans to protect dead standing trees and dead branches whenever possible to preserve these nesting sites and protect the myriad other animals that depend on dead and dying trees and logs. We need to protect our own homes from wildfire, but at the same time it is important to retain the complete forest wherever possible.

During March, several bird species are moving north from Mexico and Central America where they have avoided our cold and dark winter. The Violet-green Swallow



**Fig. 2: The Violet-green Swallow moves north to our mountains in the spring (PS).**

(Fig. 2) can be found in our mountains after the first of April. This brilliant aerial display artist feeds on flying insects that emerge in the spring. During summer evenings, these swallows can be seen

'NATURE' Continued on page 12

## Post Office Building in Village in Escrow Under Purchase by POA

Elisa Christensen

The Pine Mountain Club Property Owner's Association has entered into escrow to purchase the post office building located at 16321 Askin Drive, Pine Mountain Club, CA 93222, and expects to close escrow at the end of March 2024.

'P.O.' Continued on page 3

## A Gentle Reminder About Proper Recycling Practices at the PMCPOA Transfer Site

Joe Ladin, Environmental Control Officer

As a responsible and environmentally conscious community, it is crucial that we adhere to the rules set by the state regarding proper recycling practices. We kindly remind everyone to be mindful of placing recyclables in their appropriate containers at the Transfer Site. The Transfer Site operators are always available to answer your questions regarding what goes where.

To streamline this process, please separate materials correctly into designated barrels and bins, such as plastics, glass, and cardboard. This simple act contributes significantly to the efficiency of recycling efforts. We appreciate all the members' and their guests' efforts in this matter. Our recycling operations could not be successful without all our cooperation.

Additionally, we would like to inform the community of some recent changes in the California Redemption Value Law (CRV). According to the updated regulations, more sizes and types of glass and plastic are redeemable, and bladders no longer need to be removed from wine box products when recycling. There have already been some changes to accommodate these requirements onsite.

These adjustments aim to simplify the recycling process and promote more efficient handling of these items. By staying informed and adhering to these guidelines, we collectively contribute to a more sustainable environment and comply with the new state regulations in order to maintain our Transfer Site.

Thank you for your cooperation and commitment to preserving our community. If you have any questions, please do not hesitate to contact me at [ecofficer@pmcpoa.com](mailto:ecofficer@pmcpoa.com), or (661) 242-3788, ext. 212.

## Electrical Safety Tips

*PMCPOA Emergency Preparedness Committee*

Flipping a light switch...Plugging in a coffeemaker...Charging a laptop computer. These are second nature for us. Electricity makes our lives easier. However, we need to be cautious and keep safety in mind. Here are some tips:

- Have all electrical work done by a qualified electrician.
- When you are buying or remodeling a home, have it inspected by a qualified electrician.
- Only plug one heat-producing appliance (such as a coffeemaker, toaster, space heater, etc.) into a receptacle outlet at a time.
- Major appliances (refrigerators, dryers, washers, stoves, air conditioners, etc.) should be plugged directly into a wall receptacle outlet. Extension cords and plug strips should not be used.
- Arc fault circuit interrupters (AFCIs) are a kind of circuit breaker that shuts off electricity when a dangerous condition occurs. Consider having them installed in your home. Use a qualified electrician.
- Use ground fault circuit interrupters (GFCIs) to reduce the risk of shock. GFCIs shut off an electrical circuit when it becomes a shock hazard. They should be installed inside the home in bathrooms, kitchens, garages and basements. All outdoor receptacles should be GFCI protected.
- Test AFCIs and GFCIs once a month to make sure they are working properly.
- Check electrical cords to make sure they are not running across doorways or under carpets. Extension cords are intended for temporary use. Have a qualified electrician add more receptacle outlets so you don't have to use extension cords.
- Use light bulbs that match the recommended wattage on the lamp or fixture. There should be a sticker that indicates the maximum wattage light bulb to use.

### IMPORTANT REMINDER

Call a qualified electrician or your landlord if you have:

- Frequent problems with blowing fuses or tripping circuit breakers.
- A tingling feeling when you touch an electrical appliance.
- Discolored or warm wall outlets.
- A burning or rubbery smell coming from an appliance.
- Flickering or dimming lights.
- Sparks from an outlet.

#### SOURCE FOR SAFETY INFORMATION

National Fire Protection Association (NFPA) Public Education Division, 1 Battery March Park, Quincy, MA 02169; [www.nfpa.org/education](http://www.nfpa.org/education)

## Letters of Intent Due March 26

The Association is now accepting Letters of Intent to run for the Board of Directors. There will be three openings with a three-year term each for the next fiscal year. Letters must be on a single sheet of 8x11 paper. The deadline for turning in Letters of Intent to the business office is Tuesday, March 26.

### PMC Facebook Page

*The only  
OFFICIAL PMCPOA  
Facebook page can be  
accessed at*

[www.facebook.com/pmcpoa](http://www.facebook.com/pmcpoa)

## the Condor

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*Editor/Designer*  
Ronni Wilde  
[rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com)

*Condor Proofreaders*  
Connie Baldin  
Marcy Axness

*Mailing Volunteers*  
Amber Lawrence  
Shirley Meythaler

*Advertising Information*  
[rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com)

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PMCPOA Corporate Office  
2524 Beechwood Dr. PO Box P  
Pine Mountain Club, CA  
93222 • 661.242.3788

*Address Changes*  
Call 661.242.3788

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The PMCPOA Board of Directors meets on the third Saturday of every month at 10 am in the Condor Room of the Clubhouse. All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes. These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

# PMCPOA Patrol Service Calls for January

Compiled by Patrice Stimpson, Patrol Chief

During the month of January 2024, Patrol responded to 439 calls for service.

Observations and calls included:

STR		#	YTD (fiscal)
4	Enforcement	100	564
2	Citations	8	31
	Written Warnings	0	2
	Incident Reports	2	3
	Public Assists	249	1184
	House/alarm checks	12	107
	Agency Assists	10	51
	Animal Control	8	42
	Conflicts	3	25
	Deaths reported	0	6
	General complaints	19	135
	Injury	0	2
	Medical	1	1
	Suspicious incidents	4	63
	Traffic incidents	7	17
	Welfare checks	6	29
	Wildlife	6	558
	STR CALL TOTALS	4	11
	Other:		
	Other:		

'P.O.' Continued from page 1

The building will be a cash purchase of \$340,000, based on a loan from reserves, as allowed by California civil code. This strategy eliminates the need for a bank loan and associated interest costs. The loan will be repaid into reserves in one lump sum early in the 2024/25 fiscal budget, likely in July or August, and well ahead of the 12-month deadline required by the civil code. The board approved an additional \$8,000 to anticipate closing costs, bringing a total not-to-exceed of \$348,000. No assessment increase is expected due to the board's ability to borrow from reserves without the cost of a bank loan and offset in part by elimination of monthly rent costs.

No immediate use plans have been established beyond the current post office facility. The board will have further discussion before the decision is made whether to lease out or use the space for administrative purposes.

Any renovation needs that may be identified throughout the inspections during escrow are not expected to have any major impact on the future clubhouse renovations at this time, although it is premature to say definitively. The post office building is the newest in the village center.

The Tirol mailboxes fall under the ZIP code 93225, which is controlled and managed by the U.S. Post Office in Frazier Park. Efforts have been made in the past to merge these mailboxes into PMC's 93222 ZIP code. Unfortunately, USPS was unwilling to modify the ZIP codes. However, residents within that area may use PMC's post office for outgoing postal services.

Todd Greisen, the POA's general manager, feels that the biggest win this purchase will yield for the community is providing a permanent home for PMC's post office, eliminating the monthly rental cost of the facility. If the board chooses to, additional benefit will be achieved by reducing members' subsidy of the post office amenity through renting out the building's unused space.

Wishing you happy holidays and a happy New Year!

**Ellie Melili**  
DRE# 01301719

Property Management/Real Estate Specialist

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**Pine Mountain Club POA, Inc.**

# DRAFT

As of February 15, 2024

	2023/2024			2024/2025	Increase /
	Pro Forma			Budget	(Decrease)
	Actuals	Budget	Variance		
<b>Revenue</b>					
Assessment Income	5,585,547	5,574,812	10,735	5,765,651	190,839
Operating Interest	70,000	69,408	592	72,227	2,819
General & Administrative	120,933	102,961	17,972	116,653	13,692
Association Business	11,428	9,000	2,428	10,000	1,000
Patrol	40,984	24,000	16,984	25,000	1,000
Maintenance Operations	20,696	24,690	(3,994)	18,762	(5,928)
Environmental Control	58,175	22,500	35,675	22,799	299
Greens & Grounds	0	0	0	0	0
Refuse & Recycling	23,270	17,004	6,266	17,500	496
Equestrian Center	93,318	73,080	20,238	81,160	8,080
Pro Shop	113,088	100,627	12,461	100,627	0
Food & Beverage	548,948	540,370	8,578	559,120	18,750
Recreation & Events	6,123	2,900	3,223	2,900	0
Pool	3,758	4,000	(242)	4,000	0
Post Office	80,820	76,500	4,320	102,420	25,920
Projects	91,675	36,000	55,675	36,000	0
<b>Total Revenue</b>	<b>6,868,763</b>	<b>6,677,852</b>	<b>190,911</b>	<b>6,934,819</b>	<b>256,967</b>
<b>Expenses</b>					
General & Administrative	(1,664,611)	(1,736,851)	72,240	(1,865,962)	(129,111)
Association Business	(77,137)	(91,333)	14,196	(52,380)	38,953
Patrol	(485,628)	(487,771)	2,143	(525,158)	(37,387)
Clubhouse Maintenance	(356,071)	(375,786)	19,715	(431,855)	(56,069)
Maintenance Operations	(871,672)	(862,708)	(8,964)	(904,043)	(41,335)
Environmental Control	(132,523)	(147,921)	15,398	(154,731)	(6,810)
Greens & Grounds	(353,312)	(397,615)	44,303	(358,371)	39,244
Refuse & Recycling	(199,772)	(208,672)	8,900	(244,045)	(35,373)
Equestrian Center	(257,652)	(267,457)	9,805	(268,092)	(635)
Pro Shop	(124,874)	(126,258)	1,384	(139,315)	(13,057)
Food & Beverage	(616,640)	(624,079)	7,439	(646,745)	(22,666)
Recreation & Events	(177,187)	(173,900)	(3,287)	(195,675)	(21,775)
Pool	(89,741)	(61,965)	(27,776)	(63,679)	(1,714)
Post Office	(148,713)	(146,324)	(2,389)	(137,315)	9,009
Projects	(303,815)	(213,000)	(90,815)	(348,000)	(135,000)
Future Designated Projects	0	0	0	0	0
Project Contingency	0	(50,000)	50,000	(50,000)	0
Reserve Funding - Budget	(706,212)	(706,212)	0	(499,454)	206,758
<b>Total Expenses</b>	<b>(6,565,560)</b>	<b>(6,677,852)</b>	<b>112,292</b>	<b>(6,884,819)</b>	<b>(206,967)</b>
<b>Net Revenue Over Expenses</b>	<b>303,203</b>	<b>0</b>	<b>303,203</b>	<b>50,000</b>	<b>50,000</b>
<b>Carry-Over</b>					
Confirmed Carry-over funds - prior yrs	235,236	235,236	0	0	(235,236)
Project Contingency	0	0	0	0	0
Designated Projects	(185,236)	(185,236)	0	0	185,236
Reserve Funding - Carryover	0	0	0	0	0
Current Projected Carry-over funds (actual will be different)	0	0	0	0	0
Carry forward to offset 2024/2025 Budget	(50,000)	(50,000)	0	(50,000)	0
<b>Total Carryover</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(50,000)</b>	<b>(50,000)</b>
<b>Total Net Income Over Expenses</b>	<b>303,203</b>	<b>0</b>	<b>303,203</b>	<b>0</b>	<b>0</b>
Assessment Amount		1,928		1,994	66
Billable Lots		2,891.5		2,891.5	0

**PMCPOA Transfer Site Hours & Info**

**8:30am - 5pm Daily**

**\* For PMC residents/ guests only; please bring your member or guest card.**

**\* Four vehicles at a time at the site; please wait your turn outside.**

**\* Please secure your trash before heading to the site.**

**\* Please do not leave trash outside the gate of the Transfer site. This is for your safety and the safety of the bears.**

**Please Help! We cannot accept hot ashes at the Transfer Site!**

*Please water your ashes down before you place them in the large gray ash container. Hot ashes cause problems for Mountain Disposal related to hauling it out of PMC. The landfill could begin refusing to receive ashes from Pine Mountain Club POA. Once again, we ask for your help. If you arrive at the Transfer Site with hot ashes, staff will ask you to water them down in your container prior to disposal.*

**Recycling:**

**Don't forget, the PMC-POA Transfer Site accepts recycling of cardboard, bottles and cans and more, and is open seven days a week. Let's help keep our beautiful community clean.**

**FINES**

The Board of Directors imposed fines at their executive session on February 17 (2024) for the following violations:

1. EC Code 21.20B (exterior fire)
2. EC Code 21.20B (exterior fire)
3. Rule 4.13 (excessive barking, 2nd violation)
4. EC Code 21.20B (exterior fire)
5. Rule 3.10 (harassing behavior)
6. Rule 3.10 (harassing behavior)
7. EC Code 21.25 (maintenance of lot)
8. EC Code 21.14C (unapproved building color)
9. EC Code 21.30 (marijuana cultivation)

10. EC Code 21.01 (plans required for construction)

11. EC Code 21.16B (unapproved fencing)

12. EC Code 21.25 (maintenance of lot)

13. EC Code 21.25 (maintenance of lot)

14. EC Code 21.25 (maintenance of lot)

**Reminder: Property addresses must be clearly marked on your home or on a sign that is posted and visible from the road for emergency responders.**



**Kern Fire Safe Council Presents:**  
**Firewise Workshop**

**Andrew Kennison**  
 KCFD Air and Wildland Division Chief

**Wendy Ward**  
 Kern County Wildfire Mitigation Coordinator

**Shawn Arnold**  
 CALFIRE Captain and Firewise Representative

Pine Mountain Club Condor Room:  
 Saturday March 2, 2024  
 10 AM-12 PM

The poster features the Kern Fire Safe Council logo, the Kern County Fire Department logo, and the CAL FIRE logo. It also includes a recycling symbol.

# A Message from the Chairman

**Bill Lewis II**  
 pmcboard@pmcpoa.com

We recently purchased and received security cameras for the Tirol mailboxes. If it has not already occurred, according to the general manager, the next step will be the installation, happening very soon based on the weather.



**Bill Lewis II**

Regarding those mailboxes, I'd like to remind members that the current mailboxes at Tirol that replaced the older boxes several years ago were not furnished by the post office but were paid for by the association. And, the shelter over those mailboxes installed a few years ago for the benefit of our members, particularly during snow and inclement weather, was not paid for by the post office but were for paid for by the association.

Last month, we were presented with a rule change to Article 22 regarding rentals that included a cap of 25% for properties to be rented. That change will allow new owners the opportunity to rent their homes until the 25% cap is achieved based upon the rule's implementation date. In addition to the changes that were posted prior to the last meeting, several additions to the rule were approved at that meeting that had been previously in place.

Since then, a few additional changes to that rule have been proposed to address long-term rentals and establish an effective date of the rule implementation upon advice from legal counsel. Those changes

have been posted in the lobby and shared via the Condor Weekly email blast and will come before the board at next month's meeting.

At the last meeting, there were several directors and members who believed the 25% cap established in Article 22 was a fixed number that could not be exceeded. They believed that not more than 723 homes could be rented based on the rule change. That is not true and has been confirmed by our legal counsel that the 25% is representative of all rentals that will include those owners who purchase after the implementation of the rule.

What does that mean? All owners who acquire title to their property prior to the implementation date are eligible to rent their homes regardless of the 25% limit. This number could hypothetically be 50%, 75%, or 95% of all properties in PMC if current owners opted to register as a rental property.

As it currently stands, there are about 10% of the homes registered as rentals. Based on that number, new owners will be eligible to rent their homes as rentals until a cumulative total equals 25% or approximately 723 homes in total are registered as rentals. As of a few weeks ago, we had a total of 294 homes registered as either long-term or short-term rentals.

You might be wondering why the civil code would allow a 25% cap if 50% of current owners can potentially rent their prop-

erties. Our attorneys wonder the same thing. I believe the limitation is directed toward HOAs or POAs who may be close to having 25% of their properties rented, and limits or prohibits the numbers of new owners who could rent to better manage the rental situation within their respective communities.

As you can see from our current numbers, and as quite a few members believe, we may never reach the 25% limit achieved from a combination of current owners and new owners. However, it's important that prospective owners be advised of the possibility that one day the limit could be reached and current owners looking to sell their properties or their realtors will probably be required to disclose the remote possibility if asked.

We will have a special board meeting on March 9 to address the upcoming budget for the 2024/2025 fiscal year. Our accounting manager and general manager have done an outstanding job thus far preparing the budget to minimize the assessment for members while working to diligently incorporate the increases in our insurance, worker's compensation, and payroll. As required per our bylaws, members will receive a copy of the budget proposal in advance of that meeting.

Be safe, stay healthy, and please be positive.

*This message is based in part on the Chairman's Report from the Feb. 17, 2024 Board Meeting.*

**Dr. Kolodner  
Dental Group**

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9 years!*

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Let's Live Local:  
Pellet Cost  
Updates

*LLL continues to provide pellet bags and ton deliveries throughout the mountainside, as well as pickup in PMC. Due to the overwhelming support, Lowe's has discounted Let's Live Local's nonprofit business account purchases. We are now able to offer bags for \$8.00, or tons for \$400, through mid-March. Please note that the only LLL contact for Golden Fire pellets is Debra at 310-704-9020.*

# PMC Board of Directors Meeting Highlights

*Grace Wollemann, Recording Secretary*

These are highlights of the Board of Directors open meeting of Feb. 17, 2024. Complete minutes are available at the business office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Jennifer Emett, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Chairman Lewis II, and Ellen McClellan. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

**MOTION** by Director Gilbert, **SECOND** by Director Acosta that the agenda for the Board of Directors Meeting of Feb. 17, 2024, be adopted. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND**

by Director Emett to approve the draft minutes of the Board of Directors' Regular Board Meeting Jan. 20, 2024. **MOTION** carried.

There were zero (0) committee applications for approval.

Chairman Lewis II presented the chairman's report. General Manager Greisen presented the general manager's report. Director McClellan presented the treasurer's report.

**MOTION** by Director McClellan, **SECOND** by Director Hudson to ratify the Association's January 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve four (4) Environmental Control Committee project recommendations and one (1) cot-

tage industry permit. **MOTION** carried.

## BOARD ACTION ITEMS:

**OLD BUSINESS: None**

## NEW BUSINESS:

**MOTION** by Director Ballard, **SECOND** by Director Emett to approve **RESOLUTION #01-02-17-2024**, the update to Association Rule Article 21, as submitted. **MOTION** carried.

**MOTION** by Director Ballard, **SECOND** by Director Hudson to approve **RESOLUTION #02-02-17-2024**, the update to Association Rule Article 19 (Common Rules of all Committees), as submitted. **MOTION** carried.

**MOTION** by Director Ballard, **SECOND** by Director Acosta to approve **RESOLUTION #03-02-17-2024**, the update to Association Rule Article 20 (Election Rules), as submitted. **MOTION** withdrawn.

**MOTION** by Director Gilbert, **SECOND** by Director McClellan to approve the Reserve Analysis Report (Capital Reserve Study). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Ballard to approve the Environmental Control Business Policy. **MOTION** carried.

The board sent and received thirty-seven (37) items of correspondence.

The Draft Budget Open Board Meeting will take place on March 9, 2024 at 8:00 a.m. in the Condor Room.

The next Regular Open Board Meeting will take place on March 16, 2024 at 10:00 a.m. in the Condor Room.

Meeting adjourned at 11:45 a.m.

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# Treasurer's Report

Full financial packets are available for viewing at [www.pinemountainclub.net/group/pages/financials](http://www.pinemountainclub.net/group/pages/financials).

Pine Mountain Club POA, Inc.  
**Treasurer's Report**  
 As of January 31, 2024

	Actual	Budget	Better (Worse) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	3,258,236	3,251,972	6,264	
Operations/Maintenance	213,958	164,170	49,788	
Social Activity	430,915	434,848	(3,933)	
Projects	48,587	21,000	27,587	
Interest Income (Operating)	53,657	48,600	5,057	
<b>Total Revenue</b>	<b>4,005,353</b>	<b>3,920,590</b>	<b>84,763</b>	
<b>Payroll Summary</b>				
Wages	(1,447,090)	(1,488,566)	41476	
Benefits	(224,380)	(251,335)	26955	
Taxes	(121,619)	(118,405)	3214	
Worker's Comp	(38,014)	(58,214)	20200	
<b>Total Payroll Expense</b>	<b>(1,831,102)</b>	<b>(1,916,520)</b>	<b>85,418</b>	
<b>Operating Expenses</b>				
Operations/Maintenance	(1,335,014)	(1,358,415)	23,401	
Social Activity	(234,408)	(235,079)	671	
Operating Projects	(4,232)	(213,000)	208,768	
Designated Fund Projects	(131,699)	(168,237)	36,538	
Reserve Contribution	(411,957)	(411,957)	0	
<b>Total Operating Expenses</b>	<b>(2,117,310)</b>	<b>(2,386,688)</b>	<b>269,378</b>	
<b>Other Operating Transactions</b>				
Additional transfers to Reserve fund	0	0	0	
Assets purchased	(167,884)	0	(167,884)	
Foreclosed Lots transferred to Property	(11,330)	0	(11,330)	
<b>Total Other Transactions</b>	<b>(179,214)</b>	<b>0</b>	<b>(179,214)</b>	
<b>Total Change in Operating Fund</b>	<b>(122,274)</b>	<b>(382,618)</b>	<b>260,344</b>	
	<b>Assessment Billed</b>	<b>Assessment Collected</b>	<b>Assessment Receivable</b>	<b>Assessment Receivable %</b>
<b>21/22 Assessment Collection Update</b>	4,695,620.00	4,694,753.00	867.00	0.02%
<b>22/23 Assessment Collection Update</b>	5,168,214.00	5,122,417.84	45,796.16	0.89%
<b>23/24 Assessment Collection Update</b>	5,584,506.63	5,379,857.66	204,648.97	3.66%
	<b>Beginning Balance July 1, 2023 *</b>	<b>Plus: YTD Interest and Contributions</b>	<b>Less: YTD Purchases and Adjustments</b>	<b>Ending Balance Current Period</b>
<b>Reserve Fund Update</b>	71,056	354,556.09	(245,788.20)	179,824
Operating Fund Cash Balance	1,869,997			
Reserve Fund Cash Balance	4,714,045			

Respectfully Submitted



Ellen McClellan / Treasurer  
 Saturday, February 17, 2024

\* Due to the auditor's recommendation during the 21/22 audit, the Reserve fund beginning balance has been moved to contract liability. See Reserve financial statement for more detail.

# ---General Manager's Update---

I've been very busy as of late, working on many improvements toward making Pine Mountain Club a better place to live, work and visit. A few members of the Emergency Preparedness



**Todd Greisen**

Committee and I recently attended an earthquake expo, held in Northridge almost exactly to the day of the 30-year anniversary of the Northridge Earthquake. We came away with some great information on how PMC can become better prepared if a similar earthquake were to happen here on our portion of the San Andreas Faultline. More information will be coming out on that as the Emergency Preparedness Committee makes improvements to shelter-in-place and evacuation plans for earthquakes and other potential disasters that could affect our isolated community.

Regarding the clubhouse complex remodel, which also could be impacted by a

major earthquake, we are getting closer to having a solid indication from Kern County as it relates to geological surveys that were done last summer. Those results will impact how the project can move forward to meet building codes and related costs. This delay has been preventing us from getting the plans finalized so that bids can go out for contractor quotes so that financing options can be determined.

Meanwhile, we are making some small improvements to the clubhouse that can be carried over to a remodeled building, such as lighting and audio-visual systems. We made some progress toward improving the A/V system in time for the recent Superbowl event here in the lounge. Improved lighting provided better atmosphere for our Valentines' Day dinner, which was a great success. Other events are coming up in the clubhouse, including a comedy show on Friday, March 22nd and we've also brought Karaoke back to the entertainment schedule. More lighting and sound system im-

provements are in the works, making the clubhouse better for these events and more appealing for members and guests – thereby increasing revenue and reducing member subsidies for this amenity.

Also to reduce amenity subsidies, we are in the midst of overhauling our management software systems to significantly improve operational efficiencies. So many administrative processes have been identified that are not utilizing technology that is readily available through systems such as these. Along with that, through an outside IT consultant, we're identifying telephone and hardware system improvements that will streamline operations. Some of these improvements will be reflected in reduced costs as early as the upcoming 2024/25 budget. Members will soon see a new website and phone app to improve communication with the POA. Other improvements to PMC communications, including media such as email and social media, are in the works, as well. Watch for more to come!

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## **COMPLIMENTS, CONCERNS, COMPLAINTS**

***PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at [www.pinemountainclub.net](http://www.pinemountainclub.net). Anonymous submissions will not be published, and individual submissions of a more personal nature that don't pertain to the membership in general may not be published.***

***Monthly CCC recap: For the March 2024 CCC column, there was one submission from the lobby box, and there were three online submissions. All of the submissions are published here.***

Thank you for your submissions to the Compliments, Concerns, and Complaints Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love. The CCC box in the lobby and the online version on the PMCPOA website exist to allow members to voice their compliments, concerns or complaints publicly when appropriate. Once a submission is received, it is directed to General Manager Todd Greisen, who writes the response or sends the submission to the appropriate staff member or department to write the response.

When you submit to the CCC boxes, look for responses in the next month's edition of the Condor. (Note that the monthly submission deadline for the Condor is the Monday before the Board of Directors meeting.) Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions. If you have a concern that involves maintenance, sanitation, or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788. Thank you!

### **COMPLIMENT**

- It was great to see Dave Silversparre back. My husband and I truly enjoyed listening to piano music. We are looking forward to the piano bar evenings. It would also be nice to occasionally have acoustic guitar.

***Response:*** Thank you! We haven't yet

filled all the Friday and Saturday slots for piano, so it's a great suggestion to add guitar.

### **SUGGESTION**

- How about having horse and carriage rides for the holidays next Christmas?

***Response:*** That sounds like a great addition to our tree lighting event. We'll consider your idea as we get closer to planning it.

### **CONCERNS**

- I feel that fire is one of our biggest dangers living here. If there is a fire and everyone tries to get out on the winding narrow roads, there will be accidents and the roads will get blocked. Could we have some kind of a plan for people to go to a designated cleared area? I feel any kind of road evacuation would be deadly.

***Response:*** The Emergency Preparedness Committee has been working on this, among other catastrophic scenarios. For example, the San Andreas fault crosses Mil Potrero Highway in multiple locations where a major earthquake could also result in blockage from road damage. Residents and guests need to be prepared for both sheltering in place, and evacuation. Communitywide plans for evacuation are in place for a designated evacuation area. Generally, the clubhouse area would be an ideal evacuation area in most scenarios. However, the overall community emergency and evacuation plans are currently under review for revisions by the EP Committee.

Members are always welcome to join in on the efforts to make PMC safer and more self-sufficient by joining the EP committee meetings, typically held the fourth Saturday of each month at 9am in the Pavilion. Other groups also work in conjunction with the EP committee, in-

cluding the EP-RSN (Radio Safety Net), the HAM Radio Club, and CERT (Community Emergency Response Team). Look for upcoming EP community events to increase awareness and self-sufficiency as a remote mountain community, such as the RSN meeting taking place on March 23 in the Pavilion at 2pm (see back cover).

- The snowplow website map says Nesthorn was plowed at 2am and not cindered. Nesthorn south is full of snow? So, if it snowed after 2am, when will the snow be cleared and cindered? (Submitted on Feb. 8.)

***Response:*** With 43 miles of PMC roadways, and varying weather conditions, our plowing crews prioritize efforts to clear roadways as quickly as possible. For most snowstorms, more heavily traveled roads are prioritized, followed by other streets.

Cindering does not begin until all roads are plowed and the snow stops falling. Otherwise, cinders become useless as they get covered with snow. So, this can sometimes cause a delay between plowing and cindering. In a large snowstorm, a second plowing may be needed before cindering can begin at all. Other times, daytime temperatures cause a light snowfall to melt quickly on the roads, and icy conditions happen overnight, requiring cindering to be prioritized over plowing. Higher elevation roads get more snow, and cause priorities to shift.

The online plowing and cindering map, along with more information about PMC snow removal, can be found under the [Alerts/Weather link](#) on the PMC website. We do our best to update the map near real-time. General weather and area road conditions are also frequently updated on PMC's radio station, 1610AM.



### Homeschool Chess Club

Are you a homeschool family? Do you play chess or want to learn? Come join the new homeschool chess club, which meets every other Friday at noon in the Rec Room. This month, they will meet Fridays, March 1 and 15. For details, email Brittany Miller at multiplesofmillers@gmail.com.

*The editorial and advertising deadline for the April 2024 Condor is Monday, March 11, 2024.*

## COMEDY CLUBHOUSE

**Friday, March 22**

**Doors open 7pm**

**Show at 7:30pm**

**General Admission \$15  
Dinner & Show \$40 + Tax**

**To Purchase tickets, call or stop by the PMC Office, 661-242-3788 Ext 201.**



**JENNY ZIGRINO**

*Please help us to save trees and keep our costs down substantially by allowing us to email all of your member notices and your monthly Condor to your email address. Simply email me at gm@pmcpoa.com and we will add your email address to your member account.*

*Thank you,  
Todd Greisen, GM*

### Pickleball

**Mon, 9-11am**

**Wed, 7-9pm**

**Sat, 9-11am**

*Pickleball players generally gather to play during the above days and times, though times are subject to change.*

*If the courts are not being used, anyone can come and play tennis or pickleball outside of scheduled pickleball times.*

## PROFESSIONAL SERVICES

### Backhoe Services

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**'NATURE'** *Continued from page 1*

flying over Fern's Lake where swarms of breeding insects form over the water (Fig. 3). Like the chickadee, this swallow requires dead wood for nesting. Any standing dead tree (snag) in the forest is apt to harbor a colony of these swallows.



**Fig. 3: A flock of Violet-green Swallows can be seen foraging over Fern's Lake (BB).**

The Bullock's Oriole is a bright orange, black and white beauty that leaves the tropics each spring to nest in our cottonwood and other stream-side trees (Fig. 4). It builds elaborate sock-shaped hanging nests and feeds on insects, fruit, nectar and buds. Also arriving from the south is the Black-headed Grosbeak (Fig. 5). This relative of sparrows and towhees finds hidden branches



**Fig. 4: This male Bullock's Oriole and its mate will select a spot for their hanging nest (CN).**

within some of our densely leafed trees, such as canyon live oaks. Male grosbeaks spell the females from nest-sitting duties and are even known to sing their boisterous songs from the nest.

The Oregon Junco seems to love our winters. It thrives in the snow (Fig. 6). So, it is here all year. In the summer, it moves up into the higher forests to breed. In our mountains, they nest on the ground in forests above 6,000 feet el-



**Fig. 5: The male Black-headed Grosbeak sings loudly after arriving in the spring (DS).**

**Photographers**

- Anonymous (Anon)**
- Bill Buchroeder (BB)**
- Mary McDevitt (MM)**
- Charles Noble (CN)**
- Maryann Ryan (MAR)**
- David Schindler (DS)**
- Jim Seely (JS)**
- Patti Shoup (PS)**
- Unknown (Unk)**

evation.

The Western Bluebird is a year-round resident in our mountains but tends to drift down-mountain during the winter. It needs to feed on active insects on the ground, such as grasshoppers and crickets. Each spring bluebirds move back into our woods and meadows looking for nesting holes in trees (Fig. 7). Properly built and placed nest boxes are often accepted.



**Fig. 6: The Oregon Juncos like our snowy winters; some stay to nest (CN).**

Our wild mammals cannot fly (except bats). Most of these creatures must adapt to the winter conditions. They survive by hibernating in snug cavities and burrows, by existing on carefully harvest-



**Fig. 7: Western Bluebirds are searching for nest holes early in the spring (MM).**

ed and stored food supplies, or by continuing to hunt for food through the cold, snowy winter months. The ground squirrel is a hibernator; the chipmunk survives on stored food in cozy burrows; the coyote simply continues its

relentless hunting, covering many miles a night (Fig. 8). Our black bear seems to go with the flow, adjusting to the varying winter conditions. Sometimes it remains in dens living off stored fat, and sometimes it prowls and searches for food with its advanced nose and good memory (Fig. 9). During



**Fig. 8: The coyote hunts for food throughout all our seasons (Anon).**

spring, all these mammals take advantage of the increased food supplies to begin to raise their families.

An unusual way to exist here is practiced by a local salamander, the *Ensatina*. This brown and yellow salamander lives in and around PMC but is rarely seen (Fig. 10). That is because it spends most of the year deep down in the leaf litter and soil. It needs little food to survive hibernation. During the few weeks of spring rain and moist ground, it ventures close to the surface to feed and breed, but still remains hidden. Then it goes back into dormancy for the rest of the year. It has been found in PMC under stacks of firewood.



**Fig. 9: In the spring, our bears must begin gaining weight, so they seek food everywhere (JS).**

So, spend some time outside and observe changes as spring arrives.



**Fig. 10: The Ensatina Salamander rarely comes to the surface under our oak woods (Unk).**



***Easter Brunch Buffet***

**Sunday, March 31  
10am-2pm**

\$24.95 +Tax & Gratuity  
Kids - \$15.00 + Tax & Gratuity  
Ages 3 and Under Are Free

***Menu***

- Glazed Baked Ham Carving Station
- Omelet Bar ... With All the Fixings
- Country Potatoes & Sweet Potatoes
  - Seasonal Vegetable
  - Appetizers
  - Scrambled Eggs
  - Sausage / Bacon
- French Toast Dessert Bar
- Tri-color Cheese Tortellini & Veggie
  - Dinner Rolls & Butter
  - Arcadia Mixed Salad
  - Coffee, Juice & Iced Tea

***Tickets Required***

***Tickets Available at the Business Office***

**661-242-3788**

***No Refunds***

**THE HUNT IS ON!**

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MARCH 30TH  
11AM**

PLEASE JOIN US AT LAMPKIN PARK  
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***DON'T FORGET YOUR BASKET!***



**ST. PATRICK'S DAY**



**Sunday, March 17 / Special Band: Meridian, 5-9pm**

**Dinner Menu**

***Dinner 4-7:30pm***

**CORNED BEEF, CABBAGE & POTATOES - \$19.45**

Irish meal at its best! The corned beef is house-made and choice with no nitrates - all natural! Served with fresh-made cabbage and red potatoes. Awesome! While supplies last.

**BANGERS & MASH - \$16.75**

Fire-grilled succulent sausage nestled on a bed of buttery mashed potatoes and drenched in a rich Guinness onion gravy with a side of peas.

**CORNED BEEF FRIES - \$14.95**

Corned beef, crispy fries drizzled with Guinness onion brown gravy, then melted in the oven with fresh Mozzarella cheese.

**SHEPHERD'S PIE (Cottage Pie) - \$18.95**

Certified Angus Ground Beef in a rich brown gravy with vegetables, topped with creamy mashed potatoes, then baked in the oven with a cheese topping until golden brown.

**Drink Specials**

**MIDORI MARGARITA**

(Melon Flavor) - \$11

**IRISH MULE**

(Irish Version of a Moscow) - \$11

**BLACK & GOLD**

(Kahlua & Irish Whiskey) - \$11

**GREEN EYES**

(Bailey's, Crème de Menthe & Irish Whiskey) - \$12

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## Condor Cafe Hours

### Breakfast and Lunch

**Wednesday - Saturday**

**Breakfast: 8-11am**

**Lunch: 11:30am-2 pm**

**Sunday**

**Breakfast: 8am-12pm**

**Lunch: 12:30-2 pm**

**Sundays: Breakfast & Lunch are served in the Condor Restaurant & Lounge with a full bar.**

The Condor Café is open for inside dining for breakfast and lunch.

Takeout is available; please call 661-242-2233.

## Condor Restaurant & Lounge Hours

### Dinner

**Thursday Night Special  
4 to 7:30 pm**

**Fridays and Saturdays  
4 to 8:30 pm  
(Full dinner menu)**

### Reservations and Takeout

Walk-ins are welcome. However, if you have a party of six or more, we require a reservation to guarantee seating. For parties of six or more, an 18% gratuity is added to your bill. You can call the restaurant any time during our hours of operation at 661-242-2233 to place your reservation with a server or to order takeout, available for all meals. Please note that all food items are available while supplies last.

## Condor Lounge Bar Hours

**Thu, 4-10 p.m.**

**Fri, 4-11 p.m.**

**Sat, 4-11 p.m.**

**And for special occasions**

## Entertainment Line-Up:

**Piano Bar 5-7pm**

**Friday nights 7-10pm**

**Saturday nights 7-11pm**

**Friday, March 1**

**7-10pm -- Cary Park  
(Singer/Songwriter Who  
Plays Classic Rock &  
Country)**

**Saturday, March 2**

**7-11pm -- The Craig  
Hasenbank Band (Classic &  
Alternative Rock)**

**Friday, March 8**

**5-7pm Piano Bar -- Steve  
Wilkinson**

**7-10pm -- Walt & Pam (Folk  
Rock, Country, '50s, '60s,  
'70s)**

**Saturday, March 9**

**7-11pm -- The Sidemen  
(Danceable Rock 'n' Roll,  
Blues, Funk & Country)**

**Friday, March 15**

**7-10pm -- Roger Wynfield  
(Acoustic, Classic Rock &  
Jazz)**

**Saturday, March 16**

**7-11pm -- Journey in Time  
(‘60s & ‘70s Soft Rock, Folk  
& Country)**

**Sunday, March 17**

**5-9pm -- (St. Patrick's Day)  
Meridian (Music from '60s,  
'70s & '80s)**

**Friday, March 22**

**5-7pm Piano Bar -- Steve  
Wilkinson**

**7:30pm -- Comedy Show**

**Saturday, March 23**

**7-11pm -- Angel City  
Ensemble (Acoustic Rock,  
Jazz, Folk Rock, Classic  
Rock Vocals & More)**

**Friday, March 29**

**7-10pm -- Asher Nicholson  
(Folksy & Mellow)**

**Saturday, March 30**

**5-7pm Piano Bar -- Steve  
Wilkinson**

**7-11pm -- The Renegades  
(Classic High-energy '60's  
& '70's Rock 'n' Roll)**

**Sunday, March 31**

**4-5pm -- (Easter) Tony  
Harmon (Classical Guitar)**

### PMCPOA Office Hours

**8am-5pm Mon-Fri**

**8am-3pm Sat**

**(Closed for lunch 12-1 pm)**

**Office 242-3788**

**Patrol 242-3857 (24 hrs)**

## Golf Course Pro Shop Hours

**9am - 5pm Daily**

The Pro Shop has a wide selection of terrific items available for purchase, including T-shirts, hats, glassware, greeting cards, puzzles and more. There are many items with the PMC logo on them.

**661-242-3734**

### Teen Nights in Rec Room

Teens, come join the fun at Teen Night in the PMCPOA Rec Room on March 8th and 23rd! The Rec Room stays open from 7-10pm for 9th- to 12th-graders. Watch for more details coming soon!

## PMC Fitness Classes

Classes meet in the Condor Room, and are \$5 each (except for Tai Chi, which is \$20 each, and Yoga, which is \$10 each) payable to the instructors.

### Yoga with Deb

**Every Tues/Thurs at 12pm**  
*(Please bring a yoga mat and water.)*

### Total Abs with Shawna Rust

**Every Wednesday at 1pm**  
*(Class is for all fitness levels; inform instructor if modifications are desired)*

### Full Body Workout with Shawna Rust

**Every Thurs at 2pm**  
*(Class is for all fitness levels; inform instructor if modifications are desired)*

### Rise and Shine with SunJay

**Wednesdays 10-11am**  
*(Optional: Bring flat resistance band and light weights.)*

### Tai Chi with Shannon

**Mondays, 5-6pm**  
**Tuesdays 4:30-5:30pm**  
**Thursdays 9-10am**

### Rise and Shine with SunJay

**Mondays, 10-11am**  
*(Please bring a mat, blanket and water bottle.)*

## COMMITTEE MEETINGS

**Most committees meet in person. Please check with each committee for current details about the meetings.**

### **Friday, March 1 (First Friday)**

**DARK Greens and Grounds Pro Shop**  
**2pm Environmental Control Condor Room**

### **Saturday, March 2 (First Saturday)**

**9am Governing Documents ZOOM**  
**1 pm Planning Pavilion/ZOOM**

### **Tuesday, March 5 (First Tuesday)**

**6 pm Communications ZOOM**

### **Wednesday, March 13 (Wednesday Before Board Mtg)**

**5 pm Budget & Finance Condor Room/ZOOM**

### **Saturday, March 16 (Third Saturday)**

**10 am PMCPOA Board of Directors Mtg. Condor Rm./Stream**

### **Saturday, March 23 (Fourth Saturday)**

**9 am Emergency Preparedness Pavilion**  
**10:30 am CERT (CERT Facility/Pavilion when cold)**

## Rec Room Hours

**12-5pm**

**Fridays-Sundays**  
**And Holidays**

**Open March 25 to April 1 for**  
**Spring Break**

### Arts and Crafts for Kids

**Sundays, 3-5pm**

### Save the date!

## **Annual Spring Clothing Exchange**

**Sunday, April 28**

**10am-3pm**

**Condor Room**

**Call 661-242-2035 or**  
**626-200-9577 for details**

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